



# Harper

## Assessment Property Record Card for Tax Year 2026

Data provided by SHAYLYN WEDER County Assessor

Date 02/06/2026  
 Time 06:20:46  
 Page 1

Assessment Data					Primary Image									
Account	300002114				No Image On File									
Parcel ID	0000-05-27N-21W-3-001-00													
Cadastral ID	0000-27N-21W-05-3-001-00													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	102 - 4R-BUFFALO													
Name ID	13276													
BAR V RANCH LLC														
1280 CATTLE ON ROAD BUFFALO OK 73834-0000														
<b>Parcel Location</b>														
Situs	527N21W31													
Subdivision														
Lot/Block	/	Parcel Size	80 - Acres											
Sec/Twn/Rng	5 / 27 / 21 / 3													
Neighborhood	1000 - COUNTY													
School District	4-BUFFAL - 4-BUFFALO													
<b>Legal Description</b> Lat/Long: 36.81462202 -99.49446661														
<b>Building Permits</b>														
SEC. 5-27-21 W2SW4 BOOK 645 PAGE 762														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					786/175	BLASDEL, BRYCE	12/02/2024		04					
					/	BLASDEL, BRYCE								
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	78.740	Current Tax						
Remove Cap		Land Value	5,770	5,770	12%	692	Assessed	692	54.49					
Year Frozen		Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	5,770	5,770		692	Total Taxable	692	54.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-300002114	BAR V RANCH LLC	102	5,770	0	692	54.00							
2024	2024-300002114	BLASDEL, BRYCE	102	5,770	0	692	56.00							
2023	2023-300002114	BLASDEL, BRYCE	102	5,770	0	692	57.00							
2022	2022-300002114	BLASDEL, BRYCE	102	5,901	0	708	58.00							
2021	2021-300002114	BLASDEL, BRYCE	102	5,901	0	708	58.00							
2020	2020-300002114	BLASDEL, BRYCE	102	5,901	0	708	58.00							
2019	2019-0002114	BLASDEL, BRYCE	102	5,901		708	59.00							
2018	2018-0002114	BLASDEL, BRYCE	102	5,901		708	59.00							
2017	2017-0002114	BLASDEL, BRYCE	102	5,901		708	59.00							
2016	2016-0002114	BLASDEL, BRYCE	102	5,901		708	60.00							
2015	2015-0002114	BLASDEL, BRYCE	102	5,901		708	56.00							
2014	2014-0002114	BLASDEL, BRYCE	102	5,901		708	57.00							
2013	2013-0002114	BLASDEL, BRYCE	102	5,901		708	56.00							



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 Time 06:20:47  
 Page 2

Lot Data		Primary Image						
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method								
Base Lot Value								
Factor Value		GRM Approach						
Adjustments		GRM Code						
Lot Value		Gross Rent						
Residential Data		Indicated Value						
Type		Multiple Regression						
Condition	-	MRA Code						
Quality	-	Adusted R						
Architecture		Indicated Value						
Style		Direct Comparables						
Exterior Wall		Selection Model						
Base/Total Area	/	DEFAULT DEFAULT SELECTION MODEL						
Style		Adjustment Model						
HVAC		DEFAULT DEFAULT ADJUSTMENTS TABLE						
Roof Cover		Comparables						
Area on Slab		Indicated Value						
Fixture/RghIn	/	Value Reconciliation						
Bed/F/H Bath	//	Selected Approach						
Basement Area		Cost Approach						
Garage Type		Improvements						
Remodel		Lot Value						
Year/Eff Age	/	Indicated Value						
Cost Approach		Agland Value						
Manual :		5,770						
Base Cost	0.00	Site Improvements						
Roofing Adj	+ 0.00	Total Value						
Subfloor Adj	+ 0.00	5,770 0.00 Total Value Per SqFt						
Heat/Cool Adj	+ 0.00							
Plumbing Adj	+ 0.00							
Basement Adj	+ 0.00							
Adj Base Cost	= 0.00							
Total Area	x							
Adjusted Cost	= 0							
Total Misc Impr	+ 0							
Garage Cost	+ 0							
Total RCN	= 0							
Depreciation ( 0%)	- 0							
Lump Sums	+ 0							
RCNLD	=							
Lot Value	+ 0.00							
Indicated Value	=							
Value Per SqFt	0.00							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Time 06:20:47  
Page 3

### Agland Inventory

300002114

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
QA	QUINLAN LOAM	NP	11			8.220	35	35	289	289
WB	WOODWARD 3-8%	NP	33			6.203	106	106	655	655
WD	WOODWARD-QUINLAN3-8%	NP	23			65.577	74	74	4,826	4,826
<b>NP Totals</b>						80.000			5,770	5,770
<b>Total Agland</b>						80.000			5,770	5,770